



2 Postern Close
York, YO23 1JF
£260,000

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A superb two bedroom ground floor apartment set within this highly regarded riverside development just moments away from York's historic city centre and its many amenities. Positioned only a short walk from Rowntree Park, Bishopthorpe Road shopping parade and the railway station and for the last 30 years has been a popular residential community. Accessed via a communal hallway the bright and airy living accommodation comprises entrance hall, lounge/dining room, fitted kitchen with white goods, the two bedrooms and three piece bathroom suite. To the outside is a designated car parking space plus additional visitor parking spaces and communal gardens. There are also secure pathways to the river Ouse and onto Skeldergate. An internal viewing of this impressive property is highly recommended.

Hallway

Entrance door, useful storage cupboard, electric heater. Doors to:

Lounge

Double glazed window, coving, TV point, power points, electric heater.

Kitchen

Double glazed window, fitted wall and base units comprising inset stainless steel sink and drainer with mixer tap, oven with hob over, power points, towel radiator.

Bedroom 1

Double glazed window, fitted wardrobes, power points, electric heater.

Bedroom 2

Double glazed window, overhead cupboards, power points, electric heater.

Bathroom

Three piece suite comprising bath with shower over, vanity unit housing wash hand basin, WC, towel rail/radiator.





Parking

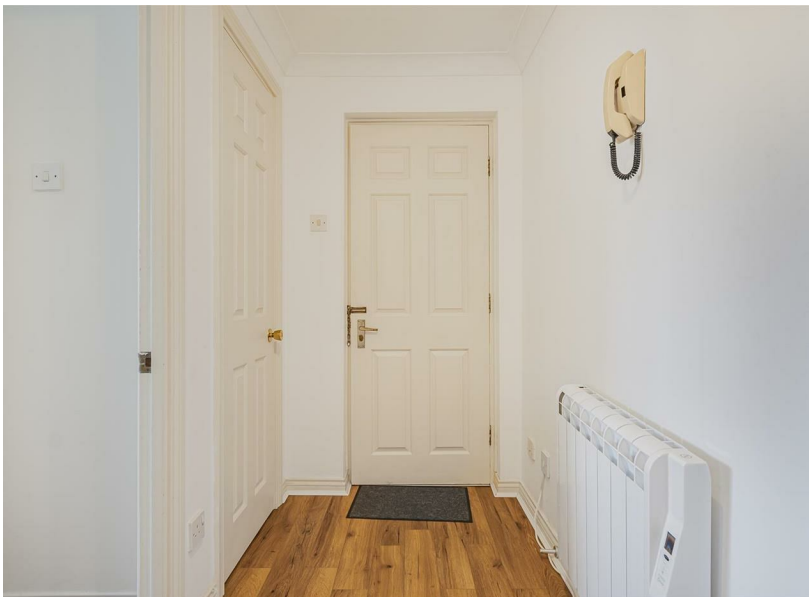
Designated car parking space plus additional visitor parking spaces.

Outside

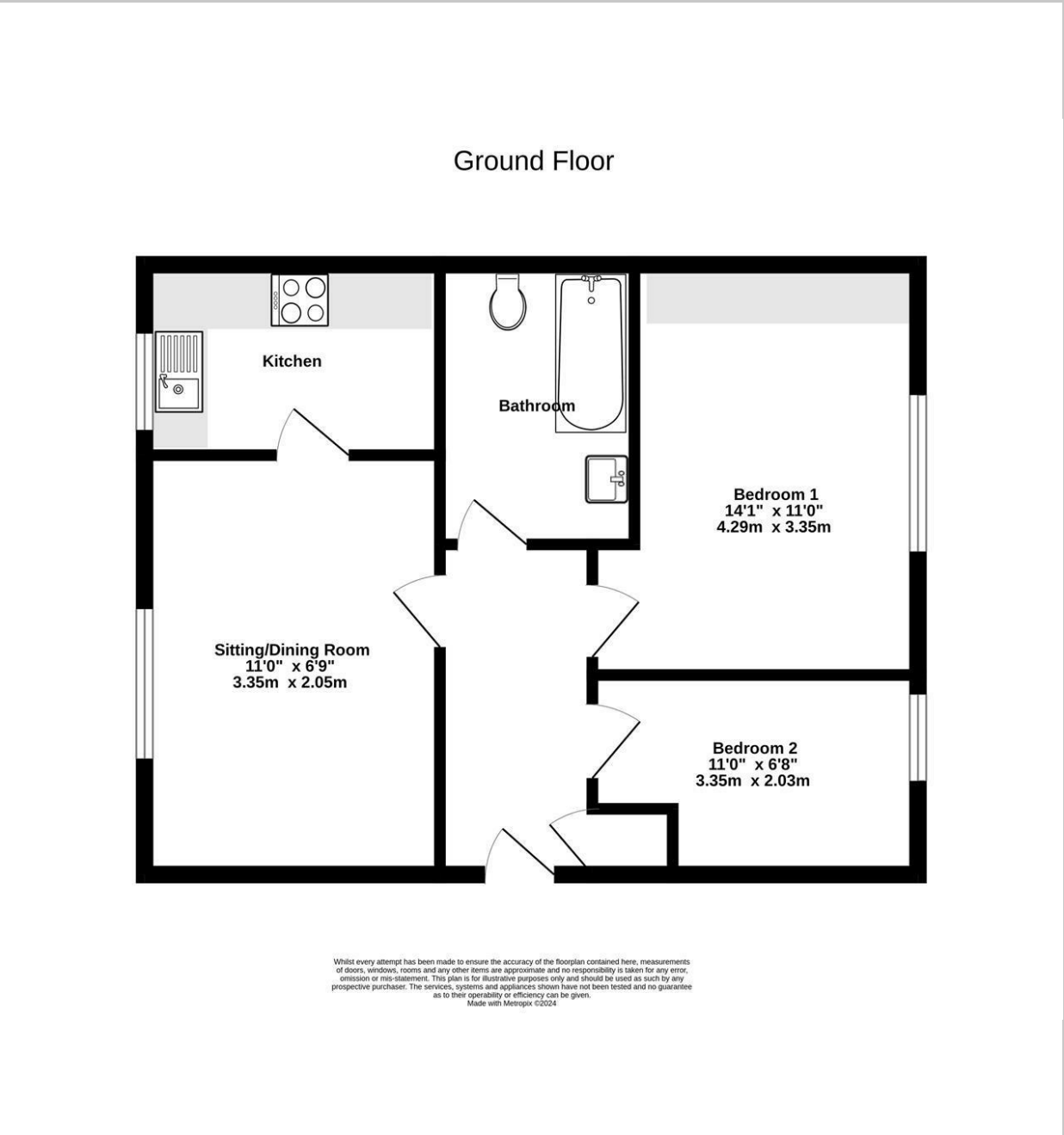
Communal gardens, bin/bike stores. There are also secure pathways to the river Ouse and onto Skeldergate.

Lease/Service Charge

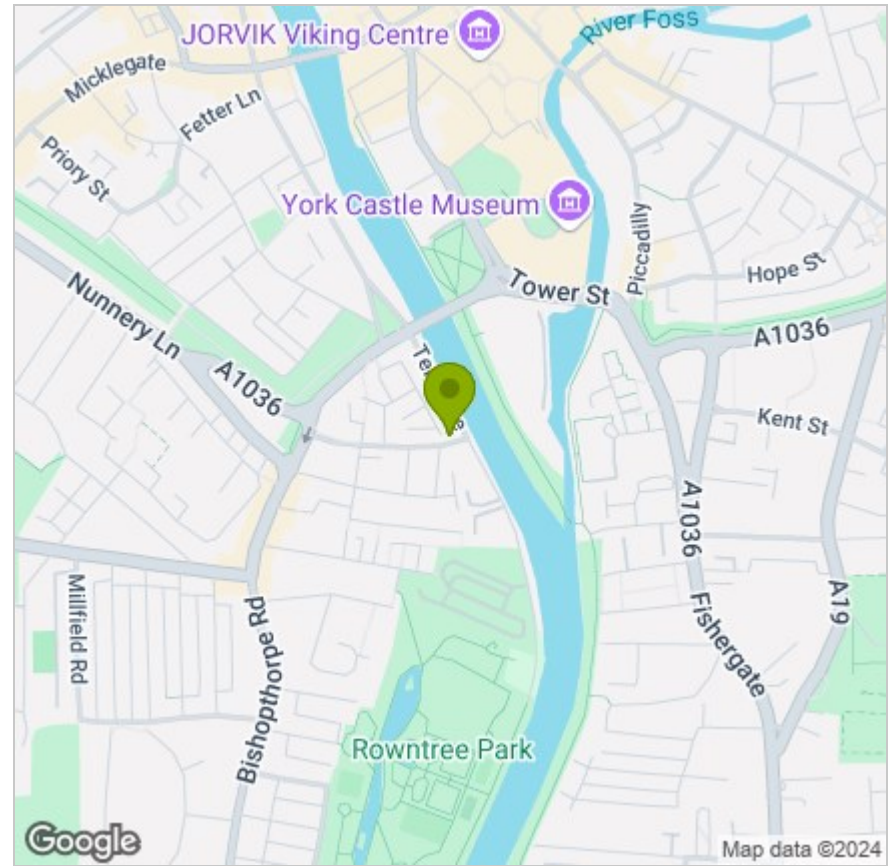
To be advised



FLOOR PLAN



LOCATION



EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D	58	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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